

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 HERITAGE WAY, JUNEAU, ALASKA 99801

TO: Katie Koester
City and Borough Manager

Date: May 15, 2025

FROM: Cristian Crabtree
Contract Specialist

SUBJECT: RFP RESULTS: Notice of Intent to Award
Construction Manager at Risk (CMAR) for the
Bartlett Regional Hospital Emergency Department Addition & Renovation
CBJ Contract No. E25-318b

Two proposals were received for the subject project on April 29, 2025. The scores assigned to each proposal by the selection committee are as follows:

Proposer	Selection Committee Members										Total Rank
	A		B		C		D		E		
	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	
Cornerstone General Contractors, Inc.	139	2	163	1	144	1	132	2	166	1	7
Dawson Construction LLC	140.2	1	152.2	2	129.2	2	132.2	1	151.2	2	8

Project Manager: Lisa EaganLagerquist

This project consists of a construction firm serving in a Construction Manager at Risk capacity to provide pre-construction and construction services for the Bartlett Regional Hospital Emergency Department Addition & Renovation project. This Alternative Procurement method was authorized by the Assembly with Ordinance 2022-51.

Funding Source: BRH Fund and BRH Revenue Bond
Total Project Funds: Revenue Bond, F550 - \$12,125,284.00
CIP No. B55-083 (\$12,125,284.00)
Pre-Construction Encumbrance: \$47,145.00

Staff recommends award of this project to **Cornerstone General Contractors, Inc.** In accordance with Ordinance 2022-51, which authorizes an Alternative Procurement method, the Manager shall present the recommended Construction Manager at Risk company proposal to the Assembly for approval prior to commencing negotiations with the selected firm. If the Assembly accepts the proposal, the initial contract for pre-construction services will be for \$47,145.00 and the total contract value will not exceed \$1,397,173.00 without prior Assembly approval.

Approved: _____
Katie Koester
City & Borough Manager

Date of Assembly Approval: _____

